



# South Lodge, Belle Vue Lane East Boldon, Tyne & Wear NE36 0AN

## SITUATION AND DESCRIPTION

South Lodge is located just to the south of the village of Boldon along Belle Vue Lane, which is a very pretty single track leading through agricultural fields to a small hamlet of four luxury houses. South Lodge was built in 1907 and occupies stunning gardens and grounds. The house is Grade II listed and is a very fine example of 'Arts & Crafts' architecture. The grounds are magnificent and include a stone pillared entrance with double gates leading into the courtyard. The courtyard lies adjacent to the two bedroom cottage and lodge.

The principal house includes outbuildings, garaging and store rooms. In addition to this there are five double stables and one large hay store. The principal grounds are to the southern elevation of the house, with large open lawned areas and stunning trees and rhododendrons, as well as York stone pathways, rockery beds and water garden. South Lodge is a very impressive house and its grounds are unique in its setting. It represents one of South Tyneside's finest houses and will be very much appreciated by those looking for something very special and individual. The house itself was built for grand living and in recent times has benefited from rewiring and the provision of a new plumbing system, with radiator, boiler and hot water tank.

The principal hall leads to a butler's pantry and a passageway connecting to both the east and west wing of the house. The principal reception rooms include a drawing room with stone fireplace and lovely picture window. Folding doors lead through to the dining room, an elegant room with a stylish fireplace and open fire. The family room is also to the rear, with a large picture window, side door onto the garden and mahogany fireplace. The kitchen/breakfasting room has cherry wood cabinets, built-in appliances and an old cooking range set into the brick chimney breast. The kitchen leads on to a range of outbuildings and the courtyard, as well as a utility/laundry room. Planning permission has been gained for the extension of the kitchen, which has only been completed to window level. Connecting from a second entrance to the house is a billiard room which accommodates a professional billiard table. To the ground floor there is also a cloakroom/wc, a boot room and further storage space. There are two staircases; the principal staircase to the west wing leads to the first floor landing, where there are six bedrooms. The master bedroom has an en-suite bathroom/wc and there is also a second family bathroom/wc. The stairs then continue to the second floor where there is a further attic and store room.

The property has high ceilings, lovely cross leaded windows, cornice detailing and lovely windows with stone mullion surrounds.

The separate lodge provides two bedrooms, although one is currently used as a sitting room, and large family/kitchen room with Aga, as well as a separate shower room/wc. It was refurbished 10 years ago and is in good order, with beautiful feature windows and modern central heating and wiring systems. The lodge has its own private garden area and terraces.

South Lodge is located in a very prestigious area of Boldon, which enjoys good accessibility into Cleadon, Whitburn and Sunderland, as well as Newcastle and Durham.

This is a very special property in a fabulous area.

The property comprises:

The main access to the house is via a fabulous arched panelled door set into a portico, which leads through to the:

## RECEPTION HALL

With parquet wood flooring, cornice detailing and a passageway with stone mullion surround to the windows, leading to the main stairwell. The passageway has a central heating radiator. An internal panelled and glazed door leads from the hall to the:

## INNER RECEPTION HALL

With oak herringbone flooring, central heating radiator, second stairwell and staircase connecting to the first floor and a panelled and glazed door leading off to the:

## BUTLER'S PANTRY/CLOAKROOM

With a range of original base and wall store cupboards, herringbone wood flooring, central heating radiator, lovely windows overlooking the front approach to the house, under-stairs general store cupboard with staircase leading into the cellars. The butler's pantry is fitted with a wash basin and a separate wc.

The inner reception hall has doors leading off to principal accommodation:

## DRAWING ROOM (rear facing)

19'7 x 23'0 (5.98m x 7m)

A fabulous room which has a large picture window overlooking the stunning stone flagged terrace and magnificent south facing gardens, as well as a door leading out onto the stone terrace. The room has a tall stone fireplace surround, with a brick recess and open fire housing, as well as tiled hearth, stone fender, cornice detailing and two double panelled radiators. Folding doors connect and lead through to the:

## DINING ROOM (rear facing)

17'10 x 16'7 (5.44m x 5.07m) measurements into chimney breast recess

The room has beautiful wood flooring, a fabulous Minster style stone fireplace with fire brick recess, stone hearth and fender with open grate, two double panelled radiators, lovely window with stone mullion surround, delft rack detailing, corncicing and ceiling rose and return door connecting to the inner reception hall.

## KITCHEN & BREAKFASTING ROOM (rear facing)

14'1 x 14'5 (4.3m x 4.39m)

Comprehensively equipped with a range of cherry wood base, wall and drawer cabinets and wood trims to the worktop surfaces. The kitchen has a fitted window bench seat, enjoying pleasant views over the gardens, as well as ceramic tiled flooring and a double panelled radiator. Built-in appliances include a NEFF electric single oven with four ring hob and extractor hood, corner stainless steel sink unit with drainer, fitted dresser unit with storage space beneath. The chimney breast has exposed brickwork and a fitted cooking range and fireplace with open ovens. From the kitchen a door leads through to the:

#### **UTILITY & LAUNDRY ROOM** (side facing)

9'5 x 10'1 (2.87m x 3.08m)

Continuation of the ceramic tiled flooring, spacing for a washing machine and tumble dryer with plumbing, single drainer sink unit, ceramic tiled walls, and door to a built-in shelved storage pantry. The utility room also has a panelled door leading out onto the enclosed side courtyard.

#### **ESTATE AGENTS NOTE**

To the side of the kitchen the foundations have been constructed for the extension to the kitchen which was planned in 2002. The foundations have been put in place and signed off by the Planning Department for this kitchen extension and further planning particulars and details are available on file.

Returning to the inner hall and the drawing room, a door leads off to the west wing and principal stairwell of the house, which has an under-stairs store cupboard and telephone point.

#### **SEPARATE WC**

With vanity wash hand basin, separate wc with wood seat, single panelled radiator and panelled and glazed door onto the gardens.

#### **FAMILY STUDY & LOUNGE** (rear facing)

15'7 x 17'7 (4.76m x 5.34m)

With beautiful wood flooring, double panelled radiator, picture window overlooking the gardens with stone mullion surround, as well as a cross leaded glazed door leading onto the gardens, lovely mahogany fireplace with tiled insert and hearth to the open fire and infra red alarm sensor.

The principal stairwell leads to the first floor landing.

Returning to the east wing of the house, the inner reception hall has a door leading to a boot room and store cupboard and a panelled and glazed door leading to the second entrance at the front of the property, with cloak pegs, beautiful wood flooring and stairs leading to the half landing passageway which has three windows overlooking the gardens at the front and rear, single panelled radiator and spotlighting.

#### **BILLIARD ROOM** (north & east facing)

17'8 x 29'3 (5.38m x 8.91m)

A tremendous room which has solid mahogany wood flooring, a number of windows overlooking the side paddocks towards the tennis courts, two double panelled radiators, exposed roofing timbers and spotlighting. The room accommodates a small cocktail bar and a Burroughs & Watts professional billiard table with wall mounted scorer which is available subject to separate negotiation.

#### **ESTATE AGENTS NOTE**

The southern partition wall to this room conceals a further general store room which is accessed from the stable beneath and would easily open to provide a larger room to this area if required.

Returning to the principal staircase, the lovely wood panelled stairs lead up to the:

#### **FIRST FLOOR LANDING**

With side facing stone mullion surround window, two central heating radiators and door to a shelved storage cupboard.

#### **BEDROOM ONE** (south facing)

16'6 x 15'2 (5.04m x 4.62m)

Enjoying lovely window views overlooking the gardens, shelved recess useful for storage, two single panelled radiators, mirror fronted sliding doors concealing hanging rail and shelf storage space, cornice detailing and TV aerial point.

#### **EN-SUITE BATHROOM/WC**

Comprising large clover shaped bath set into a tiled surround with fitted wall mirrors, separate shower cubicle, pedestal wash hand basin with mirror above, close coupled wc, double panelled radiator, ceramic tiled flooring and wall tiling.

#### **BEDROOM TWO** (south facing)

15'6 x 15'11 (4.73m x 4.86m)

Enjoying beautiful views over the gardens, single panelled radiator, cornicing detail, central ceiling rose, lovely wash stand with marble surround and shelved wall recess.

#### **BEDROOM THREE** (south facing)

14'5 x 15'1 (4.39m x 4.6m)

Enjoying tremendous views over the garden, single panelled radiator, built-in base store cupboards and shelving and a built-in cupboard with hanging rail space.

#### **BEDROOM FOUR** (south facing)

14'9 x 15'0 (4.5m x 4.58m)

With lovely views over the gardens, single panelled radiators and a range of built-in wardrobes and storage cupboards.

#### **BEDROOM FIVE** (front facing)

14'0 x 10'3 (4.26m x 3.13m)

With lovely cornice detailing, single panelled radiator and ceiling rose.

#### **BEDROOM SIX** (front facing)

9'4 x 10'3 (2.86m x 3.14m)

With lovely views over the front approach to the house and single panelled radiator. This room is currently used as a study.

#### **FAMILY BATHROOM**

Comprising corner bath with shower unit above, pedestal wash hand basin, close coupled wc, large wall mirror, ceramic tiling to the walls and floor, central heating radiator and linen shelved store cupboard.

The first floor landing has access to the second stairwell, connecting to the kitchen area, as well as stairs leading up into the roof space:

#### **STORE ROOM**

9'5 x 11'8 (2.88m x 3.57m) measurements in to the eaves

With exposed roofing timbers, access door into the roof space providing further storage and fluorescent tube lighting.

#### **EXTERNALLY**

Beautiful stone pillars with wrought iron double gates give access into the substantial pebbled courtyard and parking area and leads to a range of outbuildings.



## **GARAGE**

18'6 x 16'4 (5.64m x 4.99m)

The garage is situated beneath the billiard room and has folding doors, fluorescent tube lighting and good storage space.

## **WORKSHOP**

17'2 x 22'7 (5.24m x 6.88m)

With alarm, power supply, lighting and good storage shelving. There is a hayloft and barn above, which is adjacent to the billiard room.

## **WORKSHOP TWO**

11'7 x 8'4 (3.53m x 2.55m)

With power supply, lighting, electric fuse box, storage shelving and open fireplace.

A separate door leads off from the front of the workshops to the gardener's wc.

## **GARDENS AND GROUNDS**

A double archway leads between the house and the outbuildings, with a useful store cupboard. Panelled double doors to an internal courtyard leading to a boiler room which accommodates the Worcester oil fired central heating boiler for central heating and domestic hot water, as well as the high capacity hot water tank. Both the boiler and tank have been installed in recent times. There is a separate useful fuel store for logs and coal. The courtyard has a cold water supply and lies adjacent to the foundations of the kitchen extension. To the east of the main house and the outbuildings, a path connects to the adjacent paddock. Connected to the rear of the garages are three stables and a further stable building with two stables and one hay store. Gated vehicular access is available to the side of the stables, linking from the front of the house and adjacent to the lodge through a tree lined avenue. The stables have power supply and cold water supply.

The grounds between the main house and the lodge provide a pleasant and private garden area, as well as accommodating a timber store shed and a separate high capacity oil tank.

The principal grounds to the house are set out to the southern elevation and include stunning open lawned areas, as well as a beautiful York stone flagged terrace and patio to the foreground, with a pitched tile and glazed roof gazebo adjacent to the drawing room. The principal lawns are flanked by fabulous mature trees, with a variety of colour framing the stunning pathways and walkways. Many of the retaining walls are constructed from old stone and there are a number of private sitting areas. These grounds were professionally landscaped in former days. Between the formal grounds and the paddocks there is a beautiful water terrace and garden with cascading water ponds and stone flag terraces. There are also tall trees giving good screening and privacy. Many of the stone terraces are covered, but could easily open up to expose the beautiful grandeur of the grounds. The principal lawn is an ideal family recreation area and has lovely mature rhododendron bushes, giving stunning colour in season. There are also many mature fruit trees which give an excellent crop.

To the southern boundary of the house there is cultivated and well established woodland with a log store and a timber garden store.

South Lodge is a fabulous house in a tremendous mature setting, which enjoys a great deal of privacy and seclusion.

## **THE LODGE**

The lodge is separate and detached from the house and has its own attractive hedge boundaries, a paved entrance and pebbled garden areas in part. To the rear, the lodge has its own garden and sitting area which is private from the house and very pleasant. To the front of the property, a panelled and glazed door leads to the:

## **ENTRANCE PORCH**

With ceramic tiled flooring, attractive windows and an internal glazed and panelled door through to the:

## **RECEPTION HALL**

With ceramic tiled flooring, a feature that continues throughout the ground floor, double panelled radiator, stripped wood surrounds to door frames, delft rack detailing, access into the roof void for storage and door to a useful shelved storage cupboard.

## **BEDROOM ONE** (south facing)

11'6 x 10'5 (3.52m x 3.19m)

With windows overlooking the south facing garden and open archway through to:

## **BEDROOM TWO**

10'6 x 12'9 (3.2m x 3.9m)

Currently used as a dressing room and lounge area, with super window to the front overlooking the approach to the lodge, ceiling coving and double panelled radiator.

## **SHOWER ROOM**

With white four piece suite comprising close coupled wc with wood seat, bidet unit, pedestal wash hand basin, shower cubicle with good quality shower unit and alternating spray head, white ceramic tiling to the walls, double panelled radiator, fitted wall mirror and Expelair unit.

## **LOUNGE** (front and side facing)

12'9 x 10'5 (3.89m x 3.19m)

Enjoying a lovely aspect from windows overlooking the approach to the property and the gardens, painted wood panelling to the walls, double panelled radiator, delft rack detailing, TV aerial point, infra red alarm sensor and a stripped wood door to the:

## **KITCHEN/DINING ROOM** (front, side & rear facing)

22'0 x 9'9 increasing to 12'5 (6.72m x 2.98m increasing to 3.79m)

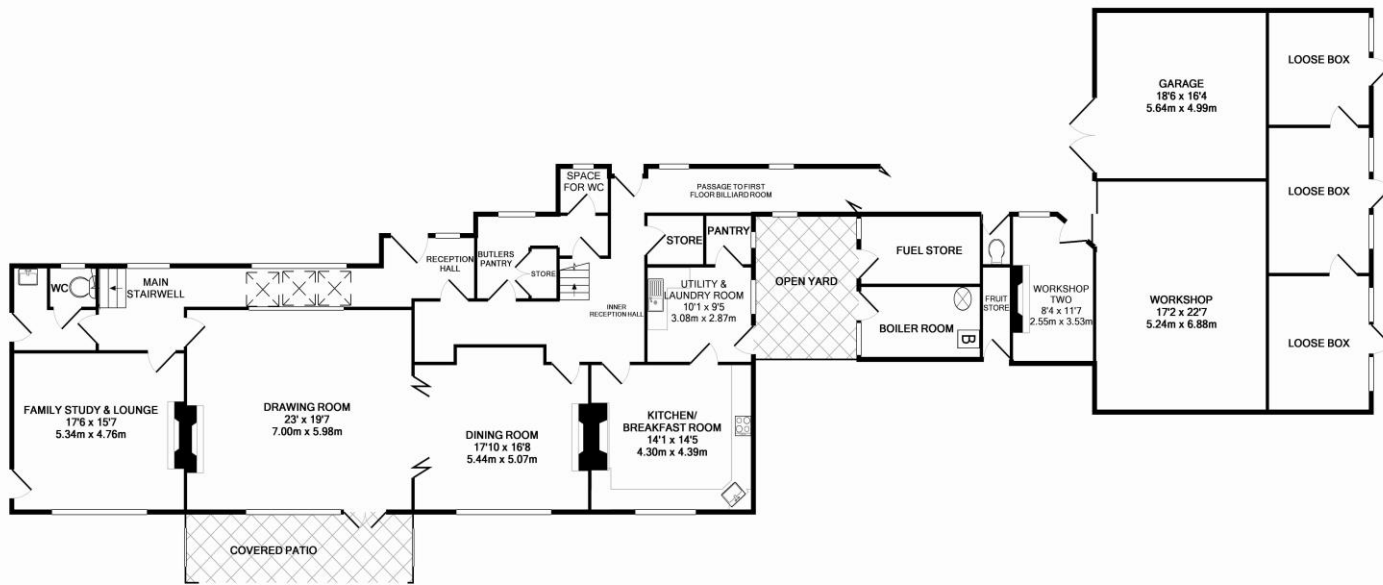
The kitchen is very well equipped and finished with a range of good quality light wood base, wall and drawer cabinets, with granite worktop surfaces incorporating a stainless steel single drainer sink unit. There is ceramic tiling to the floor, painted wood panelling, double panelled radiator and lovely views over the paddock. The focal point is the oil fired Aga which is finished in cream and black with two ovens and two hot plates. The base cupboards accommodate two freezers and one refrigerator and further spacing is provided for a washing machine. The kitchen also accommodates the Worcester oil fired central heating boiler for central heating and domestic hot water. A panelled and glazed door leads to the approach at the rear of the lodge.



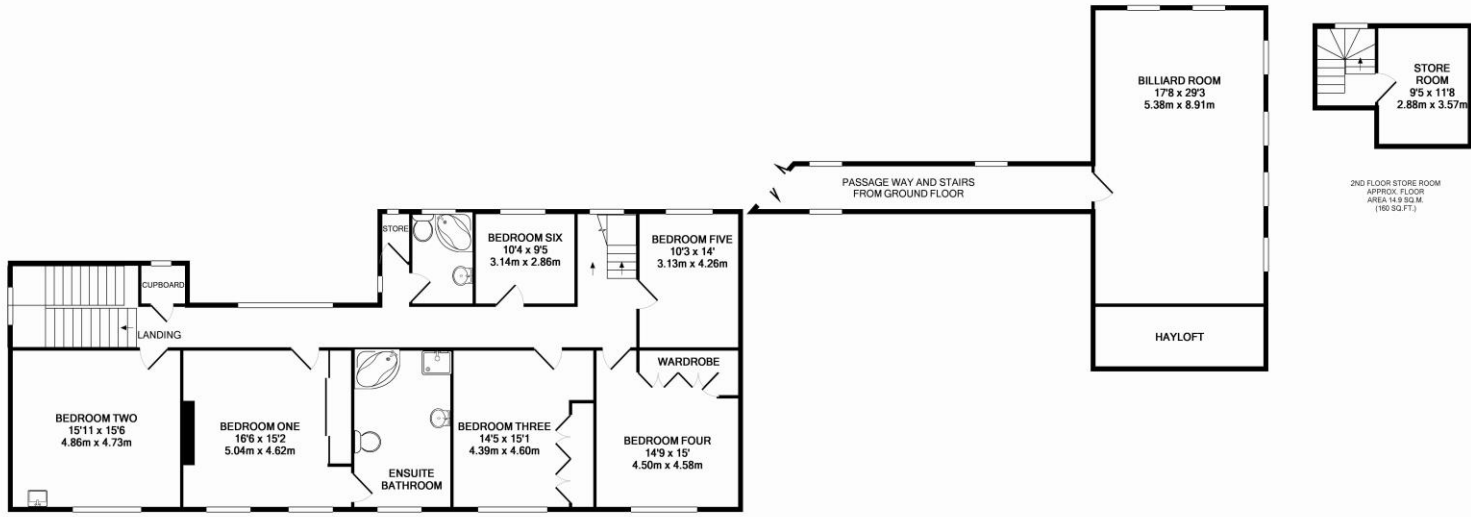
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GROUND FLOOR  
APPROX. FLOOR  
AREA 327.8 SQ. M.  
(3520 SQ. FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 243.2 SQ. M.  
(2618 SQ. FT.)

2ND FLOOR STORE ROOM  
APPROX. FLOOR  
AREA 14.9 SQ. M.  
(160 SQ. FT.)

SOUTH LODGE, BELLE VUE LANE  
TOTAL APPROX. FLOOR AREA 585.1 SQ. M. (6298 SQ. FT.)

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Belle Vue Lane, East Boldon



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Price on Application

